

WARRANTY DEED

#4553 63-243

Know all Men by these Presents,

004772

NO TRANSFER
TAX PAID

That

I, MAY A. SOUCY, of Waterville, County of Kennebec
and State of Maine

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by CLARENCE J. SOUCY, of Waterville, County of Kennebec
and State of Mainewhose mailing address is 141 College Avenue
Waterville, ME 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said CLARENCE J. SOUCY

his heirs and assigns forever,

A certain lot or parcel of land situated in the City of ~~Waterville~~,
County of Kennebec and State of Maine, with the buildings and other
improvements thereon, bounded and described as follows:

Being a portion of Lot Number Eleven (11) delineated upon a Plan of
the Bacon and Seavey Lots, so-called, made for Frazier Gilman, by
Ira E. Getchell, C.E., which said Plan is now on file at the Kenne-
bec Registry of Deeds; said lot lying on College Avenue and de-
scribed as follows:

Beginning at a stone monument at the southwest corner of Lot Num-
ber Eleven (11) on College Avenue extending one hundred twelve
(112) feet in an easterly direction to a stone monument; thence
northerly to a stone monument to the line of Lot Number Twelve (12)
and intercepting same; thence westerly along line of Lot Number
Twelve (12) to College Avenue, a distance of one hundred twelve
(112) feet; thence southerly along College Avenue to a stone monu-
ment, the point begun at.

Excepting and reserving from the above described premises that
part conveyed to the State of Maine, and described in the Warranty
Deed from Philip E. Lunt, dated 8 October 1956 and recorded in the
Kennebec Registry of Deeds in Book 1180, Page 270.

This conveyance is presently subject to a First Mortgage held by
the Peoples Heritage Bank, formerly the Waterville Savings Bank,
dated 2 September 1977 and recorded in the Kennebec County Registry
of Deeds in Book 2038, Page 94. The above listed Mortgage will
now be assigned by the Grantor to the Peoples Heritage Bank which
the Grantee will in turn be given a Second Mortgage on the property
concerned at once.

Meaning and intending to convey the same premises as received by
the Grantor under the Warranty Deed of Priscilla M. Spearen to
May A. Soucy, dated 18 September 1980 and recorded in the Kennebec
County Registry of Deeds in Book 2324, Page 312.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **CLARENCE J. SOUCY**

His heirs and assigns, to him and their use and behoof forever.

And I do **covenant** with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **MAY A. SOUCY**
(Sole owner)

~~and~~

~~husband/wife of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights~~
~~in the above described premises,~~ have hereunto set my hand and seal this 8th
day of the month of March, A.D. 1990.

Signed, Sealed and Delivered
in presence of

..... *H. Paul Rancourt*

..... *May A. Soucy*

MAY A. SOUCY

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State of Maine, County of KENNEBEC

ss:

8 March, 1990.

Then personally appeared the above named

MAY A. SOUCY

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

H. Paul Rancourt

~~Notary Public~~

Attorney at Law

Printed Name, H. PAUL RANCOURT

RECEIVED KENNEBEC SS.

1990 MAR 15 AM 9:00

TEST: *H. Paul Rancourt*